

**CITY OF SAN LEANDRO  
MEMORANDUM**

**DATE:** May 28, 2024

**TO:** Robert Magno, Associate Engineer

**FROM:** Binh Nguyen, Associate Planner  
Wayland Li, Planning Manager

**SUBJECT:** City Planner's Report on Parcel Map 11252, to combine seven lots; located at 14143 Washington Avenue, Alameda County Assessor's Parcel Numbers 77B-1222-3-3, 77B-1222-4-3, 77B-1222-5-3, 77B-1222-6-15, 77B-1222-6-17, 77B-1222-6-18, and 77B-1222-6-19; Richard Poolis (applicant); First Industrial Realty Trust, Inc. (property owner)

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**INTRODUCTION**

The purpose of this memorandum is to document conformance of Parcel Map 11252 with the City's General Plan and applicable zoning regulations, in accordance with San Leandro Municipal Code Section 7-1-515.

**BACKGROUND & PROPOSAL**

Parcel Map 11252 proposes to combine seven existing lots into one lot, to facilitate the development of a previously approved 52,269 square-foot warehouse project at 14143 Washington Avenue (PLN21-0031).

The City Council approved entitlements for PLN21-0031 on November 20, 2023 under Resolution No. 2023-169 and Ordinance No. 2023-12. The project entitlements consisted of Site Plan Review, a Conditional Use Permit, Rezoning, and a Height Exception. As a condition of approval (Condition of Approval 42), the Applicant/Property Owner was required to merge the seven existing lots at the project site into one lot prior to the issuance of building permits.

**STAFF ANALYSIS**

Municipal Code Section 7-1-515 requires the preparation of a City Planner's Report to "examine a Parcel Map application in relation to existing zoning, proposed lot size and locations of lots, requirements of the General Plan, applicable specific plans, landscaping and planting of trees, and like considerations and shall transmit his or her findings to the City Engineer."

Planning Division staff has examined the Parcel Map and has determined that it conforms

to the proposed development approved by the City Council (PLN21-0031) on November 20, 2023. Approval of Parcel Map 11252 would satisfy Condition of Approval 42 (Resolution 2023-169), which required the seven lots at the project site to be merged into one lot.

The City Council staff report for the approval of the project, dated November 20, 2023, documents that the project complies with applicable development and performance standards for the IG, General Industrial, Zoning District, including parking, setbacks, floor area ratio, lot coverage, screening, etc. The staff report also provides documentation of the project's conformance with the General Plan, and applicable General Plan goals and policies.

## **ENVIRONMENTAL REVIEW**

A Mitigated Negative Declaration (MND) was previously adopted for the project in accordance with the requirements of the California Environmental Quality Act (CEQA); the MND found that with mitigation, the project would not have a significant impact on the environment. No further environmental review is required.

## **SUMMARY AND RECOMMENDATION**

1. Parcel Map 11252 is in conformance with the approved Site Plan Review, Conditional Use Permit, Rezoning, and Height Exception to allow the development of an approximately 52,000 square-foot warehouse and associated site improvements at 14143 Washington Avenue (PLN21-0031).
2. Parcel Map 11252 is in compliance with the requirements of Title VII, Chapter 1 of the San Leandro Municipal Code (Subdivision Ordinance).
3. Parcel Map 11252 is in compliance with the requirements of the Subdivision Map Act (California Government Code Section 66410-66413.5).
4. Parcel Map 11252 is consistent with the objectives, policies, land use and programs in the City of San Leandro's General Plan.

Subject to the analysis above, it is recommended that Tract Map 11252 be approved.